



10,061 SF AND 5,312 SF AVAILABLE

DOWNTOWN EVANSTON

1700 SHERMAN AVE, EVANSTON

FOR LEASE



CONTACT: CHELSEA HENDERSON chenderson@metrocre.com 847.337.5287

PROPERTY HIGHLIGHTS

- 10,061 sf and 5,312 sf available
- Located at the base of a 48,351 SF building whose anchor tenant is the Music Institute of Chicago.
- Situated just blocks from Northwestern University with nearly 23,000 students in attendance
- 1 block from the Davis Purple Line CTA stop which sees over 450,000 riders annually
- 1 block from the Davis Street/Evanston Metra stop which sees over 1,800 riders per day
- Ample street parking

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	34,387	171,314	414,873
DAYTIME POPULATION	32,911	101,196	258,282
HOUSEHOLDS	13,630	68,996	169,290
AVG HH INCOME	\$136,067	\$162,893	\$147,226

TRAFFIC COUNTS

SHERMAN AVE	2,733 VPD
CHURCH ST	2,957 VPD

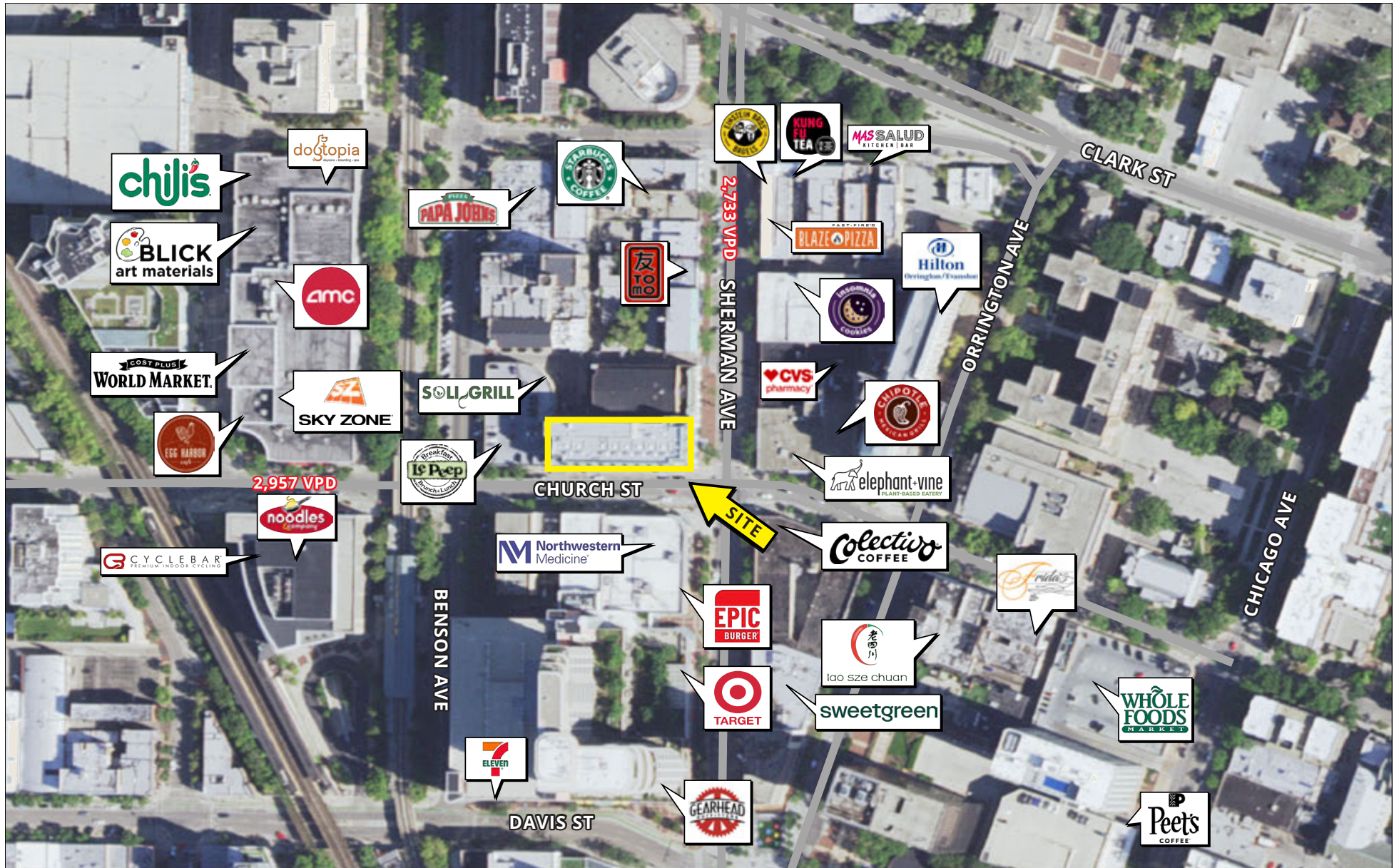
AREA TENANTS INCLUDE



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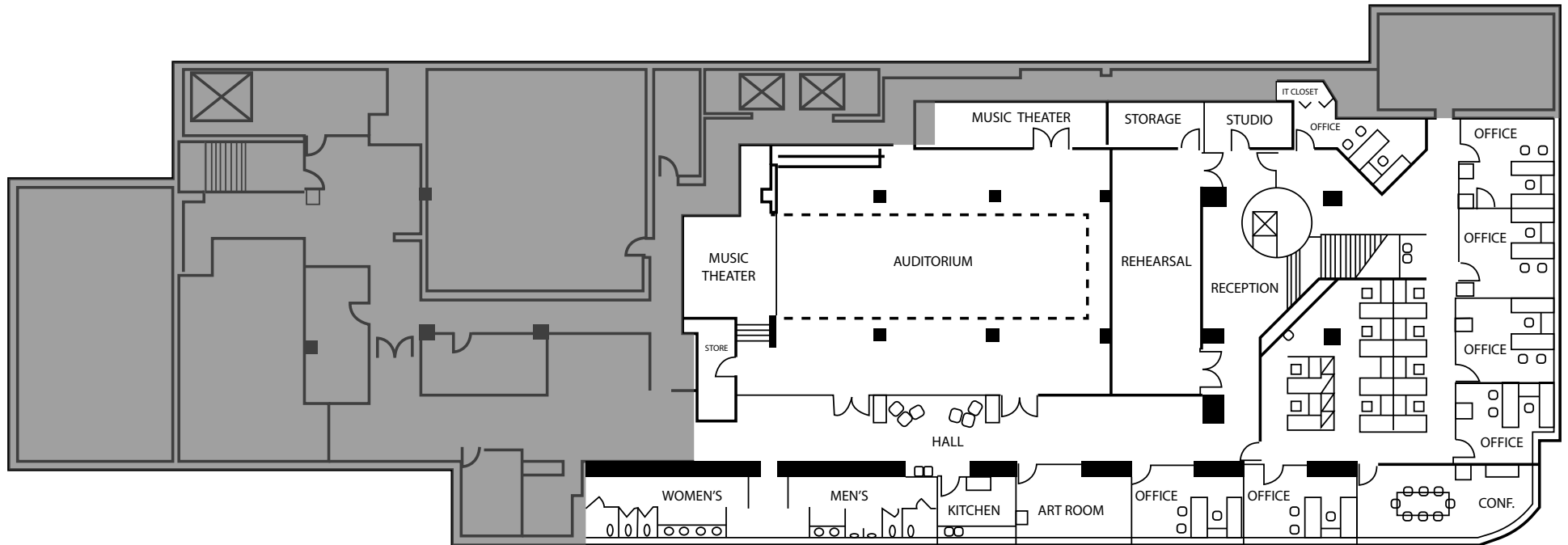
56 Skokie Valley Road
Highland Park, Illinois 60035
www.MetroCRE.com

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LOWER-LEVEL OFFICE OR MEDICAL SPACE

GLA = 10,061 SF

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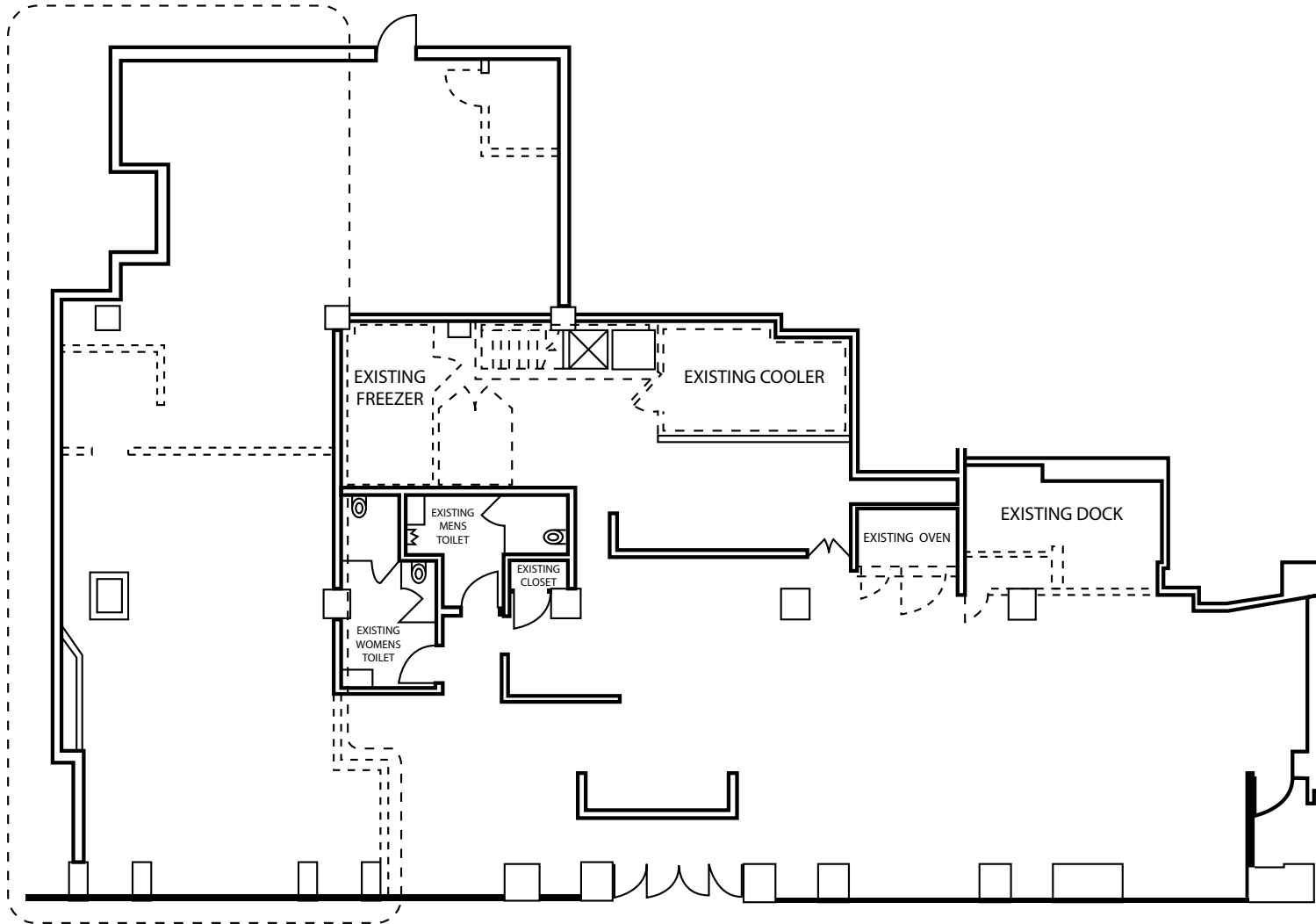


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FORMER CAFE' SPACE

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